

COMMUNITY ASSOCIATION NEWSLETTER



Board Member Education: Ensuring Successful Governance

by Michael Cuglietta

Community association board members are responsible for governance, compliance, and protecting property values. Few homeowners joining their board for the first time have all the tools to succeed, and the consequences of uninformed decisions can be severe. The question of whether board member education and training should be mandated for volunteers is nearly as old as common interest communities.

Historically, CAI has been opposed to board education mandates because they are perceived as a barrier to volunteerism due to cost and time. However, sentiment on the matter has been shifting since the 2021 Surfside tragedy. In the past few years, there's been a nationwide push to mandate education for community association board members to ensure they have the basic knowledge needed to fulfill their fiduciary responsibilities.

Now that several states have adopted such mandates and others appear poised to follow suit, CAI's Board of Trustees revisited its long-held policy on the matter. "We've recognized that education is important. And states have recognized that education is necessary to keep board members from doing bad things," says Kelly Zibell, AMS, PCAM, a member of the CAI Board of Trustees.

Last year, CAI released an updated public policy on board member education. While still not in favor of state mandates, the policy affirms the importance of board member education and defines what that learning should look like.

[Link to Full Article](#)

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- December 17, 2025: Webinar - A Vote for Change: Equipping Your Community in the Age of Online Elections
- December 19, 2025: Annual Awards Gala, Roostertail, Detroit, MI

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CAI Advocacy Summit: Making Congressional Connections

by Joni Lucas

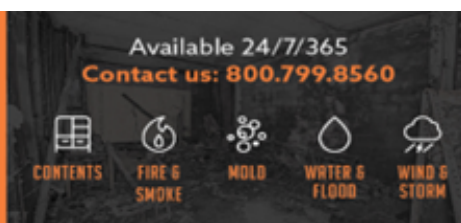
Wendy Bucknum, CMCA, AMS, PCAM, got straight to the point during her meeting with Rep. Young Kim at the CAI 2025 Congressional Advocacy Summit in Washington, D.C., last week.

Bucknum, chair of the CAI Federal Legislative Action Committee, knows members of Congress are pressed for time. She quickly summed up one of CAI's federal policy priorities she wants Kim to champion: extending Federal Emergency Management Agency assistance to community associations following a natural disaster.

Her message was succinct: Homeowners in community associations pay federal taxes. They should be eligible to receive FEMA help to remove debris from private roads and waterways.

A seasoned advocate, Bucknum knows a direct, personal touch is vital to successful advocacy efforts. "For our representatives, it means a lot to hear directly from their constituents," says Bucknum, who is with Murow Development Consultants in Irvine, California.

[Link to Full Article](#)





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